

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, February 9, 2016, at Westfield City Hall. Members present included Martin Raines, Ron Rothrock, Bill Sanders, Dave Schmitz and Robert Smith. Also present were Kevin Todd, Senior Planner; and Brian Zaiger, City Attorney.

APPROVAL OF MINUTES

Election of Officers was tabled to March 8, 2016, meeting.

Schmitz moved to approve the January 12, 2016, meeting minutes.

Rothrock seconded, and the motion passed 5-0.

Todd reviewed the Public Hearing Rules and Procedures.

ITEMS OF BUSINESS

1601-VU-02

[PUBLIC HEARING]

518 East Main Street

Rock's Auto Exchange

The petitioner is requesting a Variance of Use to allow sales of pre-owned automobiles in the SF3: Single-Family Medium Density District (Chapter 13: Use Table).

Todd presented an overview of the requested variance, as summarized in the Department report. Todd distributed a letter of support from the Grand Junction Task Group and noted the Department recommends approval of the Variance of Use with the conditions outlined in the Department report.

Brian Ewen, the petitioner, gave a brief presentation.

Public Hearing opened at 7:12 p.m.

Mic Mead, 15466 Oak Road, representing the Grand Junction Task Group; stated the group's support of the petitioner with the conditions outlined in their submitted letter.

Steve Reitmeyer, 1572 Westfield Boulevard; stated his support of the petition as a temporary use and that he believes the petitioner will take pride in the maintenance and upkeep of the property.

Juliann Baldwin, 117 Hillcrest; stated a concern that the proposed use would cause traffic problems on State Highway 32 and will negatively impact home values and that there should be a better place to have this use.

Public Hearing closed at 7:20 p.m.

Rothrock motioned to approve petition 1601-VU-02 with the following conditions:

1. That approval of this variance shall expire on March 1, 2019. Any request to extend the time limit of this variance shall be reviewed and approved by the Board of Zoning Appeals prior to March 1, 2019.
2. That no more than thirty-two (32) vehicles that are for sale be on the Property at any one time;
3. That the parking surface and paved area not expand;
4. That designated customer and employee parking spaces be identified and striped;
5. That vehicles are not permitted to be parked in the grass;
6. That landscaping be installed and/or maintained as generally depicted on the submitted concept plan/landscaping plan (see Exhibit 4);
7. That no existing landscaping be removed without being replaced with a similar size and species of plant;
8. That no additional signage or sign types be permitted on the Property;
9. That banners, flags, posters, pennants, ribbons, streamers, spinners, strings of lights, feather flags or signs, balloons, or inflatable signs be prohibited on the Property;
10. That individual vehicle pricing and other displayed vehicle information be limited to a maximum of four (4) window “stickers” or tags per vehicle.
11. That outdoor speakers for music and/or announcements be prohibited.

Smith seconded and the motion passed 5-0.

Raines moved to adopt the Department’s recommended findings of fact.

Motion passed 5-0.

REPORTS/COMMENTS

Plan Commission Liaison report by Schmitz.

Economic and Community Development Department, no report.

Schmitz motioned to adjourn the meeting.

Smith seconded, and the motion passed.

The meeting adjourned at 7:27 p.m.

Chairperson
Martin Raines

Secretary
Matthew S. Skelton, Esq., ACIP
Director